

Statement of Information

Single residential property located in the

Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

|                               |                                       |
|-------------------------------|---------------------------------------|
| Address                       |                                       |
| Including suburb and postcode | 13/183 Shaws Road, Werribee, VIC 3030 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$380,000 | & | \$410,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                 |
|---------------|------------|---------------|------------|--------|-----------------|
| Median price  | \$425,000  | Property Type | Unit       | Suburb | Werribee (3030) |
| Period - From | 01/04/2023 | to            | 31/03/2024 | Source | Corelogic       |

Comparable property sales

B      The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 26/04/2024